

Note: The following case(s) is/are included in this ad.

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Process No.	Applicant Name
<u>02-293</u>	<u>ATLAS HOMESTEAD, INC.</u>
<u>04-322</u>	<u>DOROTHY A. FARRELL</u>
<u>04-399</u>	<u>COMMUNITY HEALTH FOUNDATION, INC.</u>
<u>05-072</u>	<u>CENTURY HOMESTEAD L. L. C.</u>
<u>05-121</u>	<u>SOUTHEAST NARANJA ROCK L. L. C.</u>
<u>05-093</u>	<u>LE DEVELOPMENT LIMITED</u>
<u>05-095</u>	<u>LE DEVELOPMENT LIMITED</u>
<u>05-096</u>	<u>LE DEVELOPMENT LIMITED</u>
<u>05-108</u>	<u>GRIZZLY HOLDINGS L. L. C.</u>
<u>05-117</u>	<u>DOM USA HOMESTEAD L. L. C. & SOUTH DADE INV. L. L. C.</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 7/5/05 TO THIS DATE:

HEARING NO. 04-11-CZ15-1 (02-293)

18-57-40
Council Area 15
Comm. Dist. 9

APPLICANT: ATLAS HOMESTEAD, INC.

- (1) MODIFICATION of Condition #2 of Resolution 4-ZAB-180-91, as last modified by 5-ZAB-290-95, passed and adopted by the Zoning Appeals Board and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Homestead Landfill and Recycling Mgt. Co.,' prepared by Brown and Caldwell, dated 7-19-94, consisting of three sheets and a plan entitled 'Topographic Survey,' as prepared by Donald P. Ramsay & Assoc., Inc., dated received May 4, 1995 and consisting of one sheet."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Atlas-Homestead, Inc. C & D Landfill and M. R. F. Facility,' as prepared by Globex Engineering & Development consisting of 1 sheet dated, signed and sealed 1/19/04, Sheet #2 dated 3/19/04 and plans entitled Atlas-Homestead, Inc. C & D Landfill and M. R. F. Facility,' as prepared by P. B. S. & J., consisting of Sheet LA-1R dated 11/22/04, Sheets LA-2 through LA-6 dated, signed and sealed 10/23/03 and a 'Sketch of Survey,' as prepared by Craven-Thompson and Associates, Inc., dated received 11/23/04 and consisting of 1 sheet."

- (2) MODIFICATION of Condition #7 of Resolution 4-ZAB-425-92, and last modified by Resolution 5-ZAB-290-95, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "7. That the time for the completion of the project shall be for a period of ten (10) years and shall terminate on the 2nd day of December, 2002 and the work shall be carried on continuously and expeditiously so that the same will be completed within the allocated time."

TO: "7. That the time for completion of the project be as follows: the closure of the landfill shall be July 1, 2010, and completion of the activities of the Materials Recycling Facility (MRF) shall be December 31, 2013."

- (3) MODIFICATION of Condition #6 of Resolution #5-ZAB-338-94, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "6. That the berm shall be 5' higher than the maximum height of the landfill (approximately 17' above grade)."

TO: "6. That the berm and accompanying landscaping to be maintained along the rights-of-way will be at a height such that the top of the filled areas of the landfill (34' maximum above grade) will not be visible from automobiles traveling along S.W. 328 Street and S.W. 117 Avenue, as shown on the plans entitled 'Atlas Homestead, Inc. C & D Landfill and M. R. F. Facility,' as prepared by Globex Engineering & Development consisting of 1 sheet dated, signed and sealed 1/19/04, Sheet #2 dated 3/19/04 and plans entitled 'Atlas-

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HEARING NO. 04-11-CZ15-1 (02-293)

18-57-40
Council Area 15
Comm. Dist. 9

APPLICANT: ATLAS HOMESTEAD, INC.

PAGE TWO

Homestead, Inc. C & D Landfill and M. R. F. Facility,' as prepared by P. B. S. & J., consisting of Sheet LA-1R dated 11/22/04, Sheets LA-2 through LA-6 dated, signed and sealed 10/23/03 and a 'Sketch of Survey,' as prepared by Craven-Thompson and Associates, Inc., dated received 11/23/04 and consisting of 1 sheet."

The purpose of the request is to permit the applicant to submit a revised plan indicating the elimination of the landscaping on top of the berm along the edges of the property that do not front on existing streets, increase the height of the landfill and an extension of time for the closure and completion of the landfill.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(7) or §33-311(A)(17) (Alternative Site Development Option for Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west ½ of Lot 8, all of Lots 9, 10, 11 & 12, the west ¾ of Lots 13 & 14, all of Lots 15, 16, 17 & 18 and the west ½ of Lot 19, all in Block 3 of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, in Section 18, Township 57 South, Range 40 East, Plat book 5, Page 10.

LOCATION: 11695 S.W. 328 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 55.36 Acres

PRESENT ZONING: AU (Agricultural – Residential)

THE FOLLOWING HEARING WAS DEFERRED FROM 7/28/05 TO THIS DATE:

HEARING NO. 05-7-CZ15-5 (05-121)

33-56-39
Council Area 15
Comm. Dist. 8

APPLICANT: SOUTHEAST NARANJA ROCK L. L. C.

- (1) BU-3 & BU-2 to BU-2
- (2) SPECIAL EXCEPTION to permit a multi-family apartment development in a business zone.
- (3) Applicant is requesting to waive the required 5' high masonry wall where a commercially zoned property abuts a residentially zoned property to the southeast.
- (4) Applicant is requesting to permit a landscaped buffer area with a 4' high wall (6' high wall, fence or hedge required) along a dissimilar land use to the south.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3 and request #4 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Condominium Conversion," as prepared by Second Home Development, Inc., consisting of 13 pages; "A-Landscaping," dated 5/16/05 and "A-Parking," dated revised 6/9/05 and the remaining 11 pages dated 2/1/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A", NARANJA LAKES TRACT, Plat book 104, Page 14.

LOCATION: 27707 South Dixie Highway, Miami-Dade County, Florida

SIZE OF PROPERTY: 4.52 Gross Acres

BU-3 (Business – Liberal)
BU-2 (Business – Special)

HEARING NO. 05-9-CZ15-1 (04-322)

4-57-39
Council Area 15
Comm. Dist. 8

APPLICANT: DOROTHY A. FARRELL

- (1) UNUSUAL USE to permit a day care center.
- (2) Applicant is requesting to permit parking within 25' of a right-of-way (not permitted).
- (3) Applicant is requesting to permit the existing structure setback 7.29' (7.5' required) from the interior side (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Berkshire-Child Care Center," as prepared by Offerle-Lerner, AIA, consisting of four pages, dated 8/11/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 9, Block 17, LEISURE CITY, SECTION TWO, Plat book 53, Page 28.

LOCATION: 29015 S.W. 152 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 105'

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: COMMUNITY HEALTH FOUNDATION, INC.

- (1) RU-3M to RU-4L
- (2) Applicant is requesting to permit parking and driveways within 25' of all the rights-of-way (not permitted).
- (3) Applicant is requesting to permit a minimum 5'6" wide (7' required) landscape buffer along the rights-of-way.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "CHF Independent Senior Living," as prepared by Cazo Jarro, Architect, consisting of 6 pages and dated signed and sealed 5/31/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west ½ of the SE ¼ of the SE ¼ of the SW ¼ of Section 7, Township 56 South, Range 40 East, less the east 75' of the south 160', and less the south 55', and less the west 20' thereof.

LOCATION: The Northeast corner of S.W. 216 Street & S.W. 113 Avenue, A/K/A: 11293-95 S.W. 216 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.33 Net Acres

RU-3M (Minimum Apartment House 12.9 units/net acre)
RU-4L (Limited Apartment House 23 units/net acre)

HEARING NO. 05-9-CZ15-3 (05-72)

18-56-40
Council Area 15
Comm. Dist. 9

APPLICANT: CENTURY HOMESTEAD L. L. C.

AU to RU-1M(a)

SUBJECT PROPERTY: The east $\frac{1}{2}$ of the west $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, less all that part south of Bailes Road and also less the south 35' thereof for road purposes, all in Section 18, Township 56 South, Range 40 East.

LOCATION: The Southwest corner of theoretical S.W. 115 Avenue & S.W. 228 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8 Acres

AU (Agricultural – Residential)
RU-1M(a) (Modified Single-Family 5,000 sq. ft. net)

APPLICANT: LE DEVELOPMENT LIMITED

- (1) Applicant is requesting to waive the zoning regulations requiring Old Cutler Road to be 100' in width; to permit 35' of dedication (50' required) on the west side of Old Cutler Road adjacent to the subject property.

OR IN THE ALTERNATIVE TO REQUEST #1, THE FOLLOWING:

- (2) Applicant is requesting to permit 5 single-family residences each with a lot area of 6,375 sq. ft. (7,500 sq. ft. required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Cutler Bay Estates," as prepared by Raphael C. Chiappetta, consisting of 5 sheets and dated 2/1/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 13-17, Block 67, LINCOLN CITY, SECTION H, Plat book 46, Page 91.

LOCATION: The north side of Old Cutler Road & approximately 75' east of S.W. 218 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.86 Acre

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: LE DEVELOPMENT LIMITED

- (1) Applicant is requesting to waive the zoning regulations requiring Old Cutler Road to be 100' in width; to permit 35' of dedication (50' required) on the west side of Old Cutler Road adjacent to the subject property.

OR IN THE ALTERNATIVE TO REQUEST #1, THE FOLLOWING:

- (2) Applicant is requesting to permit a single-family residence each with a lot area of 6,375 sq. ft. (7,500 sq. ft. required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Cutler Bay Estates," as prepared by Raphael C. Chiappetta, consisting of 5 sheets and dated 2/1/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 7, Block 60, LINCOLN CITY, SECTION G, Plat book 48, Page 75.

LOCATION: The northwest corner of S.W. 213 Street Road & Old Cutler Road, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 100'

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: LE DEVELOPMENT LIMITED

- (1) Applicant is requesting to waive the zoning regulations requiring Old Cutler Road to be 100' in width; to permit 35' of dedication (50' required) on the west side of Old Cutler Road adjacent to the subject property.

OR IN THE ALTERNATIVE TO REQUEST #1, THE FOLLOWING:

- (2) Applicant is requesting to permit 4 single-family residences each with a lot area of 6,375 sq. ft. (7,500 sq. ft. required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Cutler Bay Estates," as prepared by Raphael C. Chiappetta, consisting of 6 sheets and dated 2/1/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 9-12, Block 63, LINCOLN CITY, SECTION G, Plat book 48, Page 75.

LOCATION: The northwest corner of S.W. 215 Street & Old Cutler Road, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.689 gross acre

PRESENT ZONING: RU-1 (Single Family Residential)

HEARING NO. 05-9-CZ15-7 (05-108)

2-57-39
Council Area: 15
Comm. Dist.: 9

APPLICANT: GRIZZLY HOLDINGS L.L.C.

RU-1 to BU-1A

SUBJECT PROPERTY: The west 342.91' of the south 260' of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ less the south 45' for Right-of-Way in Section 2, Township 57, South Range 39 East.

LOCATION: North of S.W. 288 Street & approximately 660' east of S.W. 137 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.69 Acres

RU-1 (Single Family Residential)

BU-1A (Business – Limited)

HEARING NO. 05-9-CZ15-8 (05-117)

18-56-40
Council Area 15
Comm. Dist. 9

APPLICANTS: DOM USA HOMESTEAD L. L. C. & SOUTH DADE INV. L. L. C.

AU to RU-1M(a)

SUBJECT PROPERTY: The south 157.66' of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, less the east 50' for right-of-way and less the west 155.87' of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ AND: The north $\frac{1}{3}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, less the east 50' for road all in Section 18, Township 56 South, Range 40 East.

LOCATION: Approximately 400' south of S.W. 224 Street, west of S.W. 112 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.905 Acres

AU (Agricultural – Residential)

RU-1M(a) (Modified Single-Family 5,000 sq. ft. net)